

GENERAL NOTES:

1. TOTAL AREA: 0.231± ACRES
2. TAX MAP NUMBER: 33 - 2 - 3
3. ZONING DISTRICT: TOWN OF NEW WINDSOR NC-ZONE (NEIGHBORHOOD COMMERCIAL)
4. PROPERTY ACCESS IS LOCATED OFF OF BIVONA ROAD--PRIVATE DRIVE.
5. IF NOT ALREADY COMPLETED THE EXISTING WELL SHALL BE ABANDONED AND CAPPED AS PER AWWA STANDARDS.
6. EXISTING SEWERMAIN SHALL REMAIN IN THE LOCATION SHOWN ON THE SITE PLAN AS PER AGREEMENT WITH THE TOWN OF NEW WINDSOR DATED xxxxx. ANY DAMAGE WITHIN TAX PARCEL 33-2-3 THAT MAY BE INCURRED TO THE PROPERTY OR BUILDINGS AS A RESULT OF ANY WORK ASSOCIATED WITH THE EXISTING SEWERMAIN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCE:
LIBER 4264 OF DEED AT PAGE 169 AS RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.

LEGEND:

PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING BUILDING
PROPOSED EDGE OF PAVEMENT
EXISTING EASEMENT
BUILDING SETBACKS
EXISTING SEWER

RECORD OWNER:

SILVER STREAM, INC.
400 BA MAR DRIVE
STONY POINT, NY 10980
L. 11307 P. 1382
33 - 2 - 3

AREA:
0.231± AC.

APPLICANT:

SILVER STREAM, INC.
400 BA MAR DRIVE
STONY POINT, NY 10980
33 - 2 - 3

SITE



LOCATION PLAN

1 INCH = 1000 FEET

TABLE OF ZONING REQUIREMENTS

TOWN OF NEW WINDSOR NC-ZONE
(NEIGHBORHOOD COMMERCIAL-W/CARETAKER RESIDENCE)
(OFFICE USE A-7 WITH A CARETAKERS APARTMENT B-2)

MINIMUM	REQUIRED	PROPOSED(MIN.)
LOT AREA	10,000 SQ. FT.	10,062 SQ. FT.
LOT AREA	6,037 SQ. FT.	8,319 SQ. FT.
LOT WIDTH	100 FT.	122.5 FT.
FRONT YARD	40 FT.	26.5 FT. (1)
ONE SIDE YARD/BOTH	15/35 FT.	24.9/51.3 FT.
REAR YARD	15 FT.	21.3 FT.
STREET FRONTAGE	N/A	N/A
MAXIMUM	ALLOWED	PROPOSED
DEVELOPMENT COVERAGE	85%	37%
BUILDING HEIGHT	35 FT.	<35 FT.
FLOOR AREA RATIO	1	0.16

() FRONT BUILDING SETBACK -- PRE-EXISTING NON CONFORMING CONDITION

TABLE OF PARKING REQUIREMENTS

FORMULA	REQUIRED PARKING	PROVIDED PARKING
300 SQ. FT. OFFICE USE	1 SPACE PER 150 SQ. FT.	2 SPACES
RESIDENTIAL CARETAKERS APT	2 SPACES PER APARTMENT	2 SPACES
	TOTAL REQUIRED: 4 SPACES	TOTAL PROVIDED: 4 SPACES

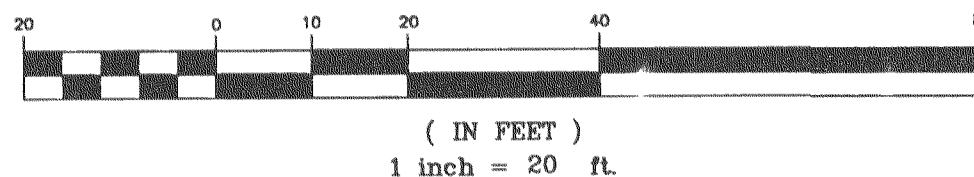
PLANT LIST:

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
BtC	4	Berberis thunbergii	Crimson Pigmy	15-18"	

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GRAPHIC SCALE



CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MAY 23, 2006.

SILVER STREAM, INC.

BY: RODNEY C. KNOWLTON, L.S.
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ENGINEERING AND SURVEYING, P.C.

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SITE PLAN PREPARED FOR

SILVER STREAM, INC.

TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Date: JANUARY 31, 2005
Revisions: MAY 11, 2005
APRIL 10, 2006
MARCH 9, 2007
JUNE 4, 2007
MAY 9, 2008
CAD File: CLARKENG.DWG
Layout: SITEPLAN
Sheet No.: 1 OF 2
Drawing No.: C - 03 - 0227 - 01
Drawn By: ESR
Checked By:
Scale: 1" = 20'
Tax Map No.: 33 - 2 - 3

07-10

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Drawing No.: